157.0	0002	0009.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,800 / 656,800
					USE VALUE:	656,800 / 656,800
					ASSESSED:	656,800 / 656,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWLER MARY
Owner 2:	BOWLER JULIET
Owner 3:	
Street 1:	130 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOWLER MARY -
Owner 2:	KEARNS RICHARD -
Street 1:	130 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,216 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Aluminum Exterior and 1262 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6216.000	232,300		424,500	656,800
Total Card	0.143	232,300		424,500	656,800
Total Parcel	0.143	232,300		424,500	656,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.65 | /Parcel: 520.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 104318
GIS Ref:
GIS Ref:
Insp Date: 07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0002-0009.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,400	0	6,216.	424,500	656,900	656,900	Year End Roll	12/18/2019
2019	101	FV	201,500	0	6,216.	424,500	626,000	626,000	Year End Roll	1/3/2019
2018	101	FV	201,500	0	6,216.	357,800	559,300	559,300	Year End Roll	12/20/2017
2017	101	FV	201,500	0	6,216.	327,500	529,000	529,000	Year End Roll	1/3/2017
2016	101	FV	201,500	0	6,216.	279,000	480,500	480,500	Year End	1/4/2016
2015	101	FV	189,800	0	6,216.	242,600	432,400	432,400	Year End Roll	12/11/2014
2014	101	FV	189,800	0	6,216.	224,400	414,200	414,200	Year End Roll	12/16/2013
2013	101	FV	189,800	0	6,216.	213,500	403,300	403,300		12/13/2012

!12273!

PRINT

Date	Time
12/11/20	02:22:28

LAST REV

Date	Time
10/15/18	11:31:10
apro	
12273	

USER DEFINED

Prior Id # 1:	104318
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWLER MARY	47161-378		3/27/2006	Family	1	No	No		
KEARNS RICHARD	47161-376		3/27/2006	Family	1	No	No		
	9135-174		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
1/23/2009	Measured	345	PATRIOT
11/2/2000	Hearing Chag	189	PATRIOT
12/13/1999	Inspected	243	PATRIOT
11/29/1999	Measured	268	PATRIOT
7/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6216		Sq. Ft.	Site		0	70.	0.98	7									424,538						424,500	

Total AC/HA: 0.14270 | Total SF/SM: 6216 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,538 | Spl Credit | Total: 424,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	DK GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	172.008
Other Features:	53000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315670
Depreciation:	83337
Depreciated Total:	232333

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

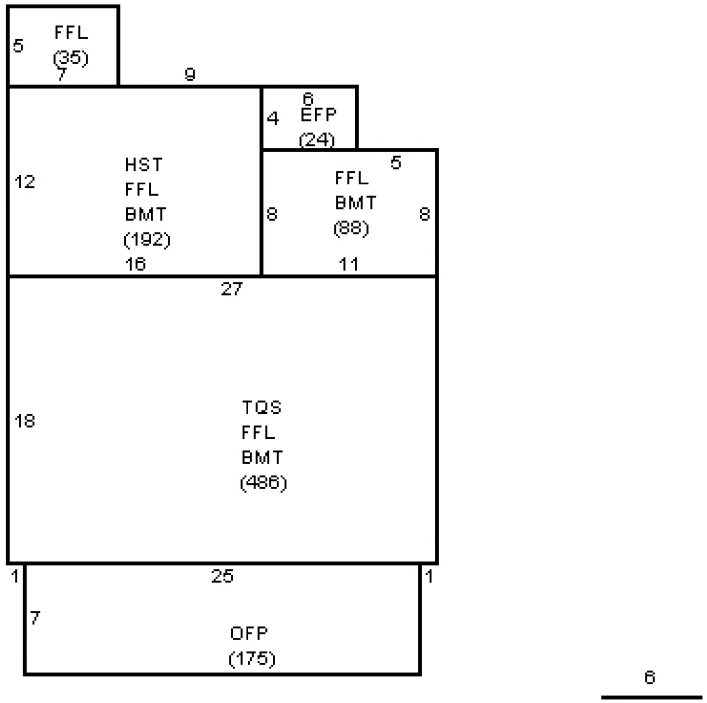
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.01
Special Features:	0	Val/Su Net:	104.31
Final Total:	232300	Val/Su SzAd	184.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	801	172.010	137,778
BMT	Basement	766	51.600	39,527
TQS	3/4 Story	365	172.010	62,697
OFP	Open Porch	175	25.410	4,447
HST	Half Story	96	172.010	16,513
EFP	Enclos Porch	24	71.160	1,708

Net Sketched Area:	2,227			Total:	262,670
Size Ad	1261.5	Gross Are	2444	FinArea	1262

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

157.0-0002-0009.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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